

DURHAM CITY COUNCIL WORK SESSION
Thursday, January 9, 2014 – 1:00 p.m.
Committee Room – 2nd Floor – 101 City Hall Plaza

Present: Mayor William V. “Bill” Bell, Mayor Pro Tempore Cora Cole-McFadden and Council Members Diane Catotti, Eddie Davis, Don Moffitt and Steve Schewel. Absent: Council Member Eugene Brown.

Also present: City Manager Thomas J. Bonfield, City Attorney Patrick Baker and City Clerk D. Ann Gray.

Mayor Bell called the meeting to order.

The Mayor asked for priority items from the City Manager, City Attorney and City Clerk.

City Manager Bonfield referenced the following:

- Agenda Item #8 – Comprehensive Plan Amendment – Meadows at Southpoint II (carryover from the January 6, 2014 City Council Meeting)
- Agenda Item #9 – Zoning Map Change – Meadows at Southpoint II (carryover from the January 6, 2014 City Council Meeting)

Also, City Manager Bonfield said later this afternoon the media release will go out announcing the briefing the council approved and authorized regarding the Huerta incidence. He stated the actual briefing will be held at the Durham Police Department on Friday, January 10th at 2:00 p.m.

The City Manager’s items were accepted by the council.

There were no priority items from the City Attorney and City Clerk.

Mayor Bell asked if there were any announcements from the council. There were no announcements.

After Mayor Bell announced each item on the printed agenda, the following items were pulled for comments and/or discussion.

Subject: 2013 Municipal Primary and Municipal City Elections – Durham County Board of Elections

To authorize payment in the amount of \$321,661.43 to the Durham County Board of Elections for the City of Durham 2013 Municipal Primary and Municipal City Elections.

Council Member Davis said he did not have questions about the payment, but he asked when would be the appropriate time for the council to discuss issues surrounding changes to the primary and municipal city elections.

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Mayor Bell informed Council Member Davis that the discussion can take place whenever he would like to have it. He asked him to get with the City Manager or City Clerk to place the matter on a work session agenda.

Council Member Catotti asked City Attorney Baker to provide the council members with the background memo that he distributed two or three years ago. She also said it would be good to have background information on how it works in Raleigh (how those words are structured). Also Council Member Catotti said she thought it would be challenging for an at-large race in Durham.

**Subject: Workforce Investment Act Dislocated Worker Contingency Funds Contract
between the City of Durham and Educational Data Systems, Inc. of Dearborn,
MI**

To authorize the City Manager to execute a sole source contract with Educational Data Systems, Incorporated in order to provide additional dislocated worker services and work experience training services for a total contract amount not to exceed \$200,000.00 and to end on June 30, 2014.

**Subject: Workforce Investment Act Contract between the City of Durham and
Educational Data Systems, Inc. of Dearborn, MI**

To authorize the City Manager to execute a sole source contract with Educational Data Systems, Incorporated in order to provide uninterrupted adult and dislocated worker service from April 1, 2013 through June 30, 2014 for a total contract amount not to exceed \$280,000.00.

Since both of the above items regarding workforce investment act were related, discussion was held by the council on one contract ending and another contract beginning for the same services.

For clarification on both items, the staff will provide revisions to the supporting information before the January 21, 2014 City Council Meeting.

Michael Honeycutt, of the OEWD Department, also briefed the council on the process for these two items.

Council Member Moffitt said he would like to get a flow chart or some type of description of all the workforce training programs the city has.

Council Member Schewel said the above items should have been printed on the agenda in reverse. He said Item #4 provides the background for the purpose of Item #3.

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Subject: Public Hearing on Proposed Contract between Argos Therapeutics, Inc. and the City of Durham Regarding Incentives for Capital Investment within the City Limits

To conduct a public hearing to receive comments regarding the proposal between Argos Therapeutics, Inc. and the City of Durham regarding incentives for capital investment within the city limits; and

To authorize the City Manager to execute an agreement between Argos Therapeutics, Inc. and the City of Durham in an amount not to exceed \$600,000.00.

The staff report indicated that this business expansion project would be undertaken within the city limits of Durham. The proposed project would create a total of \$48,525,000.00 in capital investment and generate over \$1,700,000.00 in projected new tax revenue between fiscal year 2016 and fiscal year 2025.

The proposed incentive is for \$600,000 to be paid out over a period of seven years for the creation of \$40.9 million in capital investment within three years of council approval, with payments anticipated to begin in FY16.

The administration noted that this proposal would be a completely brand new building. In addition, discussion was held on the depreciation schedule of the building and the city and county payments being different each year.

Subject: Ordinance to Change Parking Fees

To adopt an Ordinance Amending the Parking Fee Structure.

The staff report indicated that the City recently completed a Comprehensive Parking Study for Downtown and Ninth Street. A presentation on the findings and recommendations of the study was provided to City Council at a work session on October 24, 2013. One of the recommendations of the study was to charge Downtown residents that desire to have parking access to a City parking facility during the day (8:00 a.m. to 7:00 p.m. Monday through Friday) the current rate of \$55 per month for surface lots and \$65 per month for decks. Access to City parking facilities during nights and weekends is currently available at no charge. The existing parking fee ordinance provides for a residential parking permit at a charge of \$10 per month that allows access to the City parking facilities during off peak hours (evenings and weekends). However, for several years these permits have allowed access to City parking facilities during weekdays at no charge.

The recommendation is to charge future Downtown residents who desire to have access to the City's parking facilities during the day (8:00 am to 7:00 pm Monday through Friday) the current rate of \$55 per month for surface lots and \$65 per month for decks effective October 1, 2013.

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It is further recommended that the monthly parking permit fee for existing Downtown residents be phased in over a 4-year period retroactive to January 1, 2014 as follows:

	<u>Surface Lot</u>	<u>Deck</u>
January 1, 2014	\$10	\$20
January 1, 2015	\$25	\$35
January 1, 2016	\$40	\$50
January 1, 2017	\$55	\$65

The Department of Transportation recommends that the City Council approve an ordinance amending the parking fee structure.

Also, the administration offered additional options for parking rates for existing downtown residents (those residing inside the downtown loop prior to October 1, 2013).

Council Member Moffitt said he was not satisfied with any of the four alternatives noted in the staff report. He said he would prefer doing half of the market rate for a ten year period.

Marcia McNally, a downtown resident, thanked the council for taking the time to acknowledge and address their concerns.

Settling the Agenda for the January 21, 2014 City Council Meeting

City Manager Bonfield announced the following items for the January 21, 2014 city council meeting agenda: Consent Items 1 thru 5 and GBA Public Hearing Items 6 thru 9.

Motion by Council Member Catotti seconded by Council Member Schewel to settle the agenda for the January 21, 2014 City Council Meeting as stated by the City Manager.

The motion was approved by a vote of 6/0 at 1:34 p.m.

There being no further business to come before the council, the meeting was adjourned at 1:34 p.m.

D. Ann Gray, MMC, NCCMC
City Clerk